

ORDINANCE NO. 2007-30

AN ORDINANCE, amending prior Ordinance No. 2004-25, Sections II – V, and VII, pertaining to the adoption of International Codes for Construction.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN as follows:

SECTION I

That prior Ordinance No. 2004-25, Section II, codified at WCC 2.04.010

shall be amended to read as follows:

“2.04.010 Adoption of Referenced Codes.

The City of Wenatchee hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27.074 for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties:

1. The 2006 International Building Code published by the International Code Council, Inc. (ICC), including the most current ICC A117.1 amendments. The following appendices are specifically adopted:

- a. Appendix H, Signs;
- b. Appendix J, Grading; and
- c. Appendix M, IEBC.

2. The 2006 International Residential Code published by the International Code Council, Inc. (IRC). The following appendices are specifically adopted:

- a. Appendix J, Existing Buildings and Structures; and
- b. Appendix G, Pools.

3. The 2006 International Mechanical Code published by the International Code Council, Inc. (ICC) except that the standards for liquefied petroleum gas installation shall be NFPA 58 (storage and handling of liquefied petroleum gases) and NFPA 54 (national fuel gas code). The following appendix is specifically adopted:

a. 2006 IFGC, 2006 NFPA 54, and 2004 NFPA 58.

4. Except as is provided in RCW 19.27.170, the 2006 Uniform Plumbing Code (UPC), including appendices A, B and I, and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials: Provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted.

5. In case of conflict among the codes enumerated in subsections 1-4 of this section, the first named code shall govern over those following.

6. The 2006 International Fuel Gas Code as published by the International Code Council, Inc. (IFC).

7. The 2006, 3rd Edition, Washington State Energy Code Chapter 51-11 WAC.”

SECTION II

Ordinance No. 2004-25, Section III, codified at WCC 2.04.020, shall be amended to read as follows:

“2.04.020 Amendments to the Referenced Codes.

1. 2006 International Building Code.

a. Amend Section 105.2 Work Exempt from Permit.

Building:

1. One story detached accessory structures (accessory to single family residences only) used as tool and storage sheds, playhouses and single uses, provided the floor area does not exceed 200 square feet.

b. Emergency Lighting. Emergency lighting shall be required for accessible restrooms and dressing rooms (see IBC 1006.3);

- c. Table 1505.01. Delete footnote "C" in Table 1505.1 of the IBC;
- d. Group R, Division 3 Occupancies. All newly constructed Group R, Division 3 Occupancies exceeding 7500 square feet gross floor area (including attached garage) shall have an automatic fire sprinkler system installed and maintained in accordance with NFPA 13D standards;
- e. Automatic Fire Sprinklers. An automatic fire sprinkler system installed and maintained in accordance with the appropriate NFPA standards shall be installed in the following circumstances:
 - i. Any newly constructed building, regardless of occupancy, that exceeds 7500 square feet total floor area of all floor levels within the exterior walls;
 - ii. Any substantial remodel that exceeds 7500 square feet total floor area of all floor levels within the exterior walls and the improvements result in an increase in valuation of more than 60% of assessed value for the structure;
 - iii. Any change in occupancy in those situations where, if new construction, would require an automatic fire sprinkler system.

For the purpose of this section, fire walls as noted in the International Building Code, Section 705, shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

2. 2006 International Residential Code.

- a. Roof Covering Requirements. The roof covering on any structure regulated by this code shall be as specified in Table 1505.1 and classified in Section 1505.

Exception: The City of Wenatchee shall require that a Class A, B, or C roof covering be required on any structure built within the limits of the City of Wenatchee.

The roof covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned a roof covering classification.

- b. Section 105.2. Amend Section 105.2, Work Exempt From Permits, to include the following:

- i. Prefabricated swimming pools accessory to a single family residence as applicable in 101.2 of the International Building Code, which are installed entirely above ground. (See IRC 105.2.7);
- ii. Add number 10 to read: "Decks less than 30" above grade". (See IRC 105.2.5);
- iii. Re-roofing per Section R907.

- c. Automatic Fire Sprinklers. Any newly constructed building, regardless of occupancy, that exceeds 7500 square feet total floor area of all floor levels within the exterior walls, shall have an automatic fire sprinkler system installed and maintained in accordance with the appropriate NFPA standards.

For the purpose of this section, fire partitions as noted in the International Building Code, Section 708, shall not be considered to separate a building to enable deletion of the required fire sprinkler system."

SECTION III

Ordinance No. 2004-25, Section IV, codified at WCC 2.04.030 shall be amended

to read as follows:

"2.04.030 General Requirements for All Referenced Codes.

- 1. Conflict Between Codes. Whenever there is a conflict between a referenced code in WCC 2.04.010 and the general requirements contained in WCC 2.04.020, the general requirements shall apply.

- 2. Design Requirements.

Roof Snow Load	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost line depth	Termites	Decay	Winter Design Temp	Ice Shield Underlay	Air Freeze Index	Mean Annual Temp
40 lbs/ft2	85 mph	C	Severe	18"	Slight to moderate	None to slight	10 deg. F	Yes	1232	51.3 deg F

- 3. Professional Preparation of Plans. The City of Wenatchee shall require a Washington licensed design professional, licensed under the provisions of RCW 18.08 "Architects" to prepare or oversee the preparation of plans for any building or structure containing five or more residential dwelling units or doing design work including preparing construction contract documents and administering the

contract for construction, erection, enlargement, alteration, or repairs of or to a building of any occupancy over 4,000 square feet of construction.

Any building or structure with five or more units will have design plans with a licensed architect seal of approval.”

SECTION IV

Ordinance No. 2004-25, Section V, subsection 5-b, codified at WCC 2.06.010(5)(b), shall be amended to read as follows:

“2.06.010 Permits.

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5. Investigation Fees: Work without a permit.

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(b) Fee. An investigation fee of \$500 or triple the permit fee, whichever is greater, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. This fee is an additional, punitive fee and shall not apply to any City of Wenatchee grading or building permit fee that may subsequently be issued. Payment of the investigation fee does not vest the illegal work with any legitimacy, nor does it establish any right to a City of Wenatchee permit for continued development of that project. If the work done remains illegal for 90 days after service of the stop work order, it shall be considered hazardous.

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SECTION V

Ordinance No. 2004-25, Section VII, codified at WCC 3.16.010, shall be amended to read as follows:

“3.16.010 Adoption of International Fire Code.

The 2006 International Fire Code, published by the International Code Council, Inc. (ICC), including those standards of the National Fire Protection Association specifically referenced in the International Fire Code shall be and hereby is adopted. The following appendices are specifically adopted.

- a. Appendix B, Fire Flow for Buildings;
- b. Appendix C, Fire Hydrant Locations and Distribution;
- c. Appendix D, Fire Apparatus Access Roads;

- d. Appendix E, Hazard Categories; and
- e. Appendix F, Hazard Ranking.”

SECTION VI

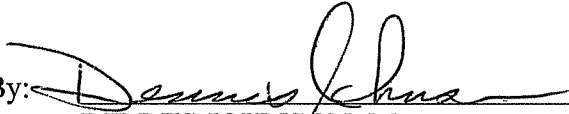
Expressly as modified herein, Ordinance No. 2004-25 shall remain in full force and effect.

SECTION VII

This Ordinance shall take effect thirty (30) days from and after its passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 12 day of Oct., 2007.

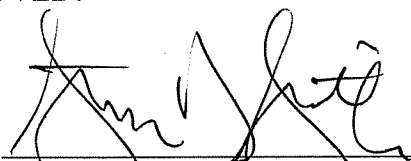
CITY OF WENATCHEE, a Municipal Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney